

**FINAL
MITIGATED NEGATIVE DECLARATION
(with edits incorporated)**

**SEISMIC STABILIZATION
RANCHO SAN ANDRÉS CASTRO ADOBE**

State Clearinghouse #2005052063

July 2005

Lead Agency



State of California
DEPARTMENT OF PARKS AND RECREATION
Acquisition and Development Division

MITIGATED NEGATIVE DECLARATION

PROJECT: **SEISMIC STABILIZATION**
 RANCHO SAN ANDRÉS CASTRO ADOBE

LEAD AGENCY: California Department of Parks and Recreation (DPR)

AVAILABILITY OF DOCUMENTS:

The Initial Study for this Mitigated Negative Declaration was made available throughout the 30-day public review period at the reference desk of the Watsonville Public Library. It was also available at the public information desks of DPR's Santa Cruz District Headquarters office and Northern Service Center. It was also published on the DPR website, www.parks.ca.gov. The Final Mitigated Negative Declaration and all supporting materials will be available, by request, at DPR's Northern Service Center office, One Capitol Mall, Suite 410, Sacramento.

PROJECT DESCRIPTION:

DPR proposes to make the improvements described herein to the Rancho San Andrés Castro Adobe. The Adobe is listed on the National Register of Historic Places and is designated as a State Landmark. Therefore, all work will be conducted in a manner consistent with the California Historical Building Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Weeks and Grimmer 1995) and all applicable state building and safety codes and the Historic Structures Report (Kimbrow et al. 2003).

The following is a summary of the planned improvements:

- 1.) Provide structural stabilization of the building.
- 2.) Seal the building envelope and reestablish historic elements of the building.
- 3.) Provide design work to improve architectural elements of the building.

FINDINGS

An Initial Study has been prepared to assess the proposed project's potential impacts on the environment and the significance of those impacts and is incorporated in the Draft MND. Based on this Initial Study, it has been determined that the proposed project would not have any significant impacts on the environment, once all proposed mitigation measures have been implemented. This conclusion is supported by the following findings:

- There was no potential for adverse impacts on agricultural resources, land use and planning, minerals, population and housing, recreation, or utilities and service systems associated with the proposed project.
- Potential adverse impacts resulting from the proposed project were found to be less than significant in the following areas: aesthetics, biological resources, and transportation/traffic.
- Full implementation of the proposed mitigation measures included in this MND would reduce potential project-related adverse impacts on air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology, noise, and public services to a less than significant level.

MITIGATION MEASURES

The following mitigation measures have been incorporated into the scope of work for the Seismic Stabilization Project and will be fully implemented by DPR to avoid or minimize adverse environmental impacts identified in this MND. These mitigation

measures will be included in contract specifications and instructions to DPR personnel involved in implementing the project.

MITIGATION MEASURES AIR-1

- All equipment engines will be maintained in good condition, in proper tune (according to manufacturer's specifications), and in compliance with all applicable State and federal requirements.
- Excavation activities would be suspended when sustained winds exceed 15 mph or instantaneous gusts exceed 25 mph.
- All trucks hauling dirt, sand, or loose materials will be covered or maintain at least two feet of freeboard.
- Inactive storage piles will be covered.

MITIGATION MEASURE CULT-1

- Whenever applicable, the Secretary of the Interior's Standards for historic structure rehabilitation will be followed.
- Wherever possible, historic building elements and features must be protected, preserved and/or reproduced with like-kind materials. Any material attached to the historic fabric of the building must be done in a reversible manner.
- Any attachment to historic fabric that differs from the Rehabilitation Drawings must be approved, in advance, by a DPR-qualified cultural resource specialist. All modifications will comply with the California Historical Building Code.
- The general recommendations of the RSA Castro Historic Structure Report will be used to determine design and construction criteria.

MITIGATION MEASURE CULT-2

- A DPR-qualified cultural resource specialist must be notified 72 hours in advance, when the exposure of historic fabric is likely. The cultural resource specialist will monitor the work and record pertinent information.

MITIGATION MEASURE CULT-3

- Coring and rod reinforcement will be completely hidden within the walls.
- Grout injected into wall cracks will be tinted to match the existing bricks and grout.
- Wall finishes will closely match existing surfaces wherever possible.
- Existing adobe bricks will be used whenever possible.
- Replacement adobe bricks will be selected in consultation with a DPR-qualified cultural resource specialist.

MITIGATION MEASURE CULT-4

- As discussed in the Historic Structure Report, Window 13, which exhibits all the attributes of original construction, is the model for the historic window construction.
- Replacement materials will be selected in consultation with a DPR-qualified cultural resource specialist.

MITIGATION MEASURE CULT-5

- Due to the archaeological nature of the area surrounding the Adobe, all ground-disturbing activities will be monitored by a DPR-qualified cultural resource specialist familiar with the area's historic landscape and cultural resources.
- DPR Cultural Resource staff will be notified a minimum of 72 hours prior to the start of ground-disturbing work to schedule archaeological monitoring.
- The monitor will have the authority to request the State Representative to suspend work in the immediate area, if potentially significant cultural resources are unearthed.
- A report of the findings from the monitoring and any resulting excavations will be completed and copies distributed to the Office of Historic Preservation, the DPR Cultural Resource Division, DPR Northern Service Center and Santa Cruz District Headquarters.

MITIGATION MEASURE CULT-6

- In areas where safety concerns prevent full excavation, samples of soil excavated by construction workers will be screened through mesh. Any artifacts recovered would be cleaned, sorted, catalogued, and prepared for curation at a DPR facility.
- Where possible, features encountered will be documented in place (or removed and curated, at the discretion of the supervising archaeologist) and trench profiles drawn.
- A report of the findings from the excavations will be incorporated into the monitoring report.

MITIGATION MEASURE CULT-7

- In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager/site supervisor will notify the appropriate DPR personnel.
- The DPR Sector Superintendent (or authorized representative) will notify the County Coroner in accordance with §7050.5 of the California Health and Safety Code.
- If the coroner determines the remains represent Native American interment, the Native American Heritage Commission in Sacramento would be consulted to identify the most likely descendants and appropriate disposition of the remains. Work will not resume in the area of the find until proper disposition is complete, per PRC §5097.98.

MITIGATION MEASURE GEO-1 SEISMIC RETROFIT

- This project will stabilize and seismically retrofit the Adobe according to earthquake design requirements as specified in the current version of the California Historical Building Code, California Code of Regulations, Title 24, Part 8, and the general recommendations in the 2003 Seismic Evaluation and Retrofit Report by E. Leroy Tolles of ELT and Associates (included as part of the 2003 Historic Structures Report).
- Any new (or existing) equipment (hot water heaters, tall bookcases, etc) installed as part of the building stabilization will be secured to the walls and/or floor to prevent damage in the event of a large earthquake, per California Building Code requirements.
- State Park staff will inspect the building as soon as possible after a large earthquake to ascertain any damage. Any major damage would require inspection by a qualified structural engineer before the building could resume use by Park staff or the public.

MITIGATION MEASURE GEO-2

- Best Management Practices (BMPs) would be used to prevent excessive soil erosion or loss of topsoil while the ground surface is disturbed. Any stormwater inlets in the project vicinity would be protected with silt fences or fiber rolls as necessary. Stockpiled soil would be covered and secured, especially during rainfall or windy conditions.

MITIGATION MEASURE HAZMAT 1

- All equipment would be inspected for leaks immediately prior to the start of construction, and regularly inspected thereafter until equipment is removed from park premises.
- The contractor(s) would prepare an emergency spill response plan prior to the start of construction and maintain a spill kit on-site throughout the life of the project. This plan would include a map that delineates construction staging areas, where refueling, lubrication, and maintenance of equipment may occur. In the event of any spill or release of any chemical in any physical form at the project site or within the boundaries of Rancho San Andrés Castro Adobe during construction, the contractor would immediately notify the appropriate DPR staff (e.g., project manager or supervisor).
- Equipment would be cleaned and repaired (other than emergency repairs) outside the park boundaries. All contaminated water, sludge, spill residue, or other hazardous compounds would be disposed of outside park boundaries, at a lawfully permitted or authorized destination.

MITIGATION MEASURE HAZMAT-2 ASBESTOS AND LEAD CONTAINING MATERIALS

- Materials containing hazardous substances will either be removed or encapsulated as necessary to protect public health and safety, including workers. Since the point count method was not utilized to refine the asbestos percentage results, all asbestos-containing material must be disposed of as hazardous asbestos waste. Asbestos-containing materials in good condition that will not be disturbed as part of

this project do not need to be removed. Workers should be advised not to drill, saw, scrape or otherwise disturb the material without taking precautionary measures.

- Lead-containing materials in good condition that will not be disturbed as part of this project do not need to be removed. Painted surfaces that contain lead will be made known to workers who may disturb them as part of the project. Building components with intact lead paint and no other hazardous materials can be disposed of as non-hazardous construction waste.
- Removal or disturbance of material with any detectable amount of asbestos-containing material or lead paint must be handled in accordance with OSHA regulations. All hazardous materials will be removed by trained and authorized personnel and disposed of at a licensed facility (generally a Class III landfill), in compliance with local, state, and federal regulations and guidelines.

MITIGATION MEASURE HAZMAT- 3 CONSTRUCTION FIRE MANAGEMENT

- A fire safety plan will be developed by the contractor and approved by DPR prior to the start of construction.
- Spark arrestors or turbo-charging (which eliminates sparks in exhaust) and fire extinguishers will be required for all heavy equipment.
- Construction crews will be required to park vehicles away from flammable material, such as dry grass or brush. At the end of each workday, heavy equipment will be parked over mineral soil, asphalt, or concrete to reduce the chance of fire.
- Fire suppression equipment will also be available and located on park grounds.

MITIGATION MEASURE NOISE-1

- Construction activities would generally be limited to 7 a.m. to 5 p.m., Monday - Friday.
- Internal combustion engines used for any purpose at the job site would be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for construction would utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever feasible and necessary.
- Stationary noise sources will be muffled to the extent feasible and/or, where practicable, enclosed within temporary sheds.

The following corrections, additions, and deletions have been made to the Seismic Stabilization Draft MND. Minor punctuation, spelling, and grammatical corrections that contribute to ease of understanding, but have no significant impact on the content, have not been noted.

Appendix B, Drawings 2.1, 2.2, 2.3, 2.4 (floor plans and framing plans), will be revised to reflect smaller size (3 inches) and quantity (31) of the center cores.

Summary of change and significance

Changes size and number of center cores used to stabilize the structure.

Finding

Not applicable.

Chapter 3, Section V. Cultural Resources, page 26, Mitigation Measure Cult-1, 4th bullet will be revised to read:

- The general recommendations of the RSA Castro Historic Structure Report will be used to determine design and construction criteria.

Summary of change and significance

Insignificant clarification to indicate that general recommendations will be followed.

Finding

No change in original findings.

Chapter 3, Section VI. Geology and Soils, page 31, Mitigation Measure Geo-1, 1st bullet will be revised to read:

- This project will stabilize and seismically retrofit the Adobe according to earthquake design requirements as specified in the current version of the California Historical Building Code, California Code of Regulations, Title 24, Part 8, and the general recommendations in the 2003 Seismic Evaluation and Retrofit Report by E. Leroy Tolles of ELT and Associates (included as part of the 2003 Historic Structures Report).

Summary of change and significance

Insignificant clarification to indicate that general recommendations will be followed.

Finding

No change in original findings.

This document, along with the Draft Initial Study/Mitigated Negative Declaration (SCH# 2005052063), corrected as noted above; Comments and Response to Comments; Mitigation Monitoring and Reporting Program; and the Notice of Determination, constitute the Final Mitigated Negative Declaration for the Seismic Stabilization Project at Rancho San Andrés Castro Adobe.

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also

confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Negative Declaration.

Gail Sevens
Environmental Coordinator
Northern Service Center
California Department of Parks & Recreation

Date

Stephen R. Lehman
Deputy Director
Acquisition and Development Division
California Department of Parks & Recreation

Date